



Land at Rose Bank Coppice, Headley Heath, B38 0DX

For Sale by Online Auction on the 9th of July 2025 at 1 pm.

G HERBERT
BANKS

EST. 1898

Rose Bank Coppice, Headley Heath,
B38 0DX

Guide Price: £20,000

For Sale by Online Auction

An opportunity to purchase a slice of the English Countryside

- Coppice woodland
- Access off the main road (Middle Lane)
- A range of trees throughout the property

Birmingham 8 ½ Bromsgrove M5 11 Solihull 8
Approximate Distance in Miles

Situation

The land is situated along Middle Lane near Headley Heath. It is an area of coppiced woodland that can be accessed from the public highway.

Description

G Herbert Banks is pleased to be able to offer to the market this well-located parcel of land just outside of Headley Heath. The land extends to 0.321 acres. (as shown edged red on the site plan within these sales particulars).

Buyers Information

This property will be sold through an Online Auction on the 9th of July 2025 at 1 pm. Please find links below to the auction page. The relevant buyers guide information can be found on our website.

Link to Auction Website:

[Bamboo Auctions Rose Bank Coppice](#)

GENERAL INFORMATION

Tenure

The property is Freehold. And will be sold with vacant possession.

Uplift/Overage Clause

A 25% uplift clause for 25 years will be in effect for the entirety of the land.

Services

There are no services connected.

Sporting, Timber, Mining & Mineral Rights

In so far as they are owned, all such rights will pass with the property.

Boundaries

The plans and areas are based on the most recent Ordnance Survey Promap plans and the official copy of the Title Plan as published by HM Land Registry.

Agents Notes

The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate.

If a prospective purchaser requires clarification on any point mentioned within these particulars, they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents.

The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property.

Local Authority

Bromsgrove District Council

Viewing

Prospective Purchasers may visit the property at any reasonable hour during daylight hours with a copy of these details to hand.

Tel: 01299 896968 or 07777 157 089

Contact: James Goodman

Email: jg@gherbertbanks.co.uk;

Money Laundering, Terrorist Financing & Transfer of Funds (information on The Payer) Regulations 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Crime Agency. If you wish to purchase this property, you will be required to produce suitable identification in accordance with the Act. Without identification a sale cannot proceed.

Rights of Way, Easements & Boundaries

The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities.

Directions

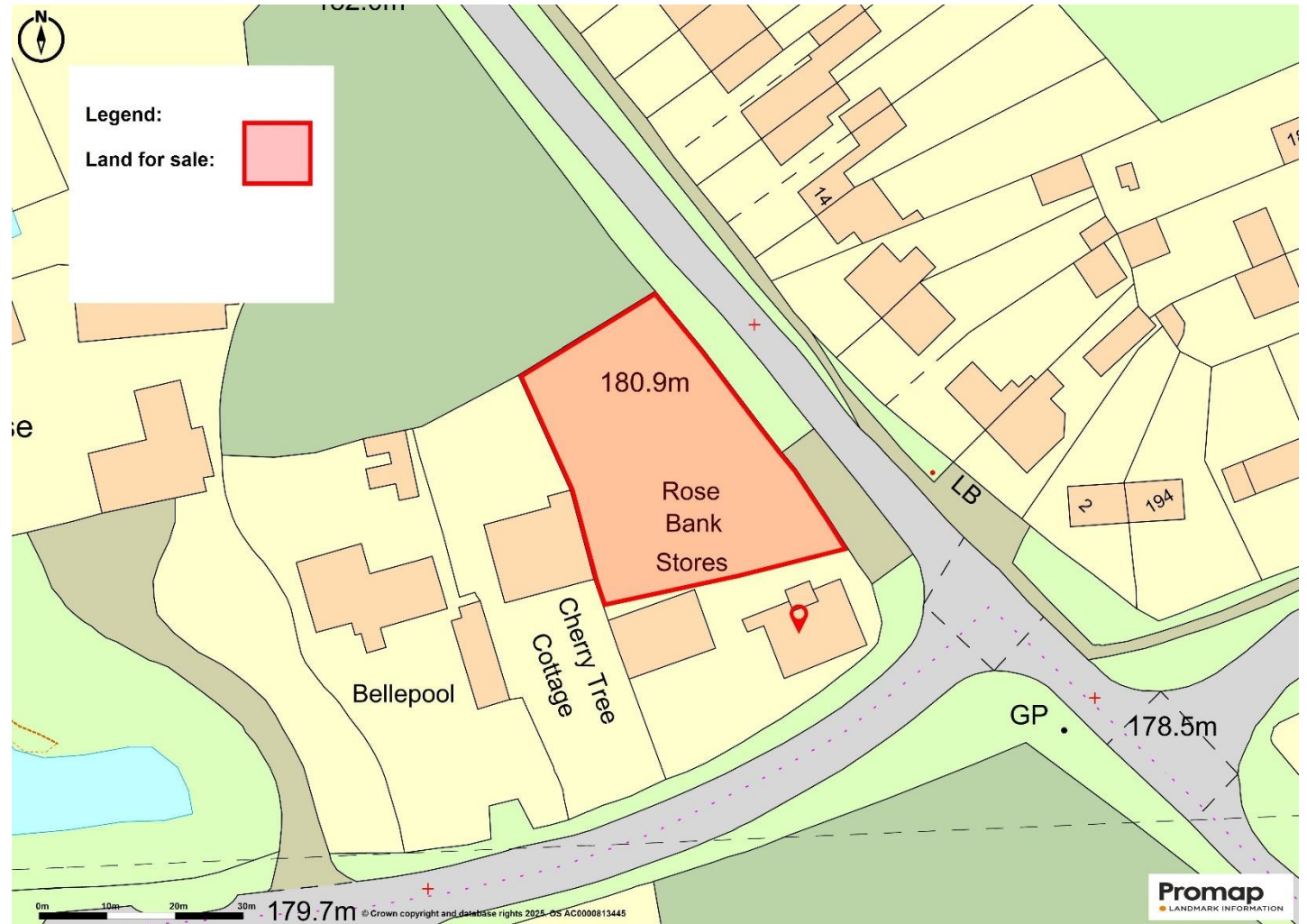
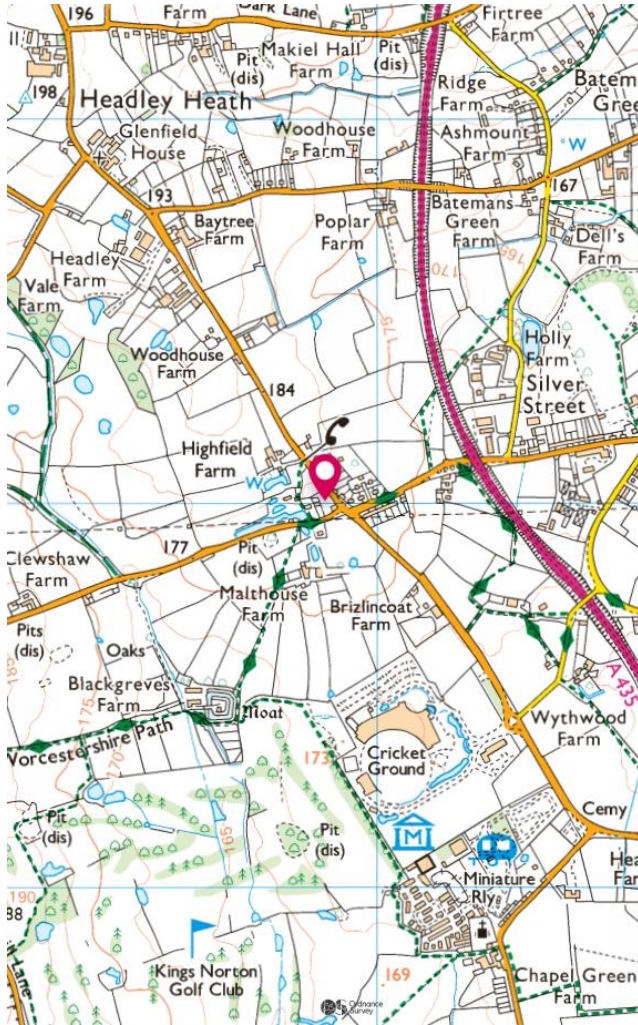
The land can be accessed off Middle Lane. If coming from the Wythall off the A345 it will be on your left past Rose Bank Stores & Saddlery. If coming from Headley heath along middle lane it will be found on the right before Rose Bank Stores & Saddlery.

OS Grid Ref: **SP 06882 76008**

Altitude: **592 ft**

What3words ///jaws.dull.successes

Sales particulars prepared February 2025



G HERBERT BANKS

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Great Witley, Worcestershire WR6 6JB



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